



High Street, Ewell Village

The PERSONAL Agent

Guide Price £220,000

Leasehold

- First floor apartment
- One double bedroom
- Large Lounge/Dining area
- Spacious and bright
- 606 sq ft of accommodation
- Centre of Ewell Village
- Walking Distance of Station
- End of Chain
- Grade 2 Listed Building

END OF CHAIN The Personal Agent are pleased to present this larger than average, well presented one double bedroom first floor apartment. The property, which contains modern fittings throughout enjoys approximately 606 sq ft of accommodation and benefits from being situated in the heart of Ewell Village.

The property would suit a diverse selection of buyers. So whether you are a first time buyer, an investor or making a downsize move, we are advising immediate inspection to fully appreciate the position and size of this rarely available prospect.

Call to arrange your private viewing at the earliest opportunity. Sole agent.

The entrance leads you up to an open lounge/dining



room which is a particular feature and is set over two levels. The kitchen is modern and made up of white high gloss units, dark work surfaces and gas hob.

The bedroom is a genuine double room with enough room for wardrobe space. The property is situated in the centre of the village and within equal distance from both Ewell East and Ewell West Station. Ewell Village offers a variety of shops, restaurants, cafés and pubs.

The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres.

In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course outstanding links to

London from both Ewell East and West stations.

Tenure - Leasehold

Length of lease (years remaining) - 89

Annual ground rent amount (£) - 50.00

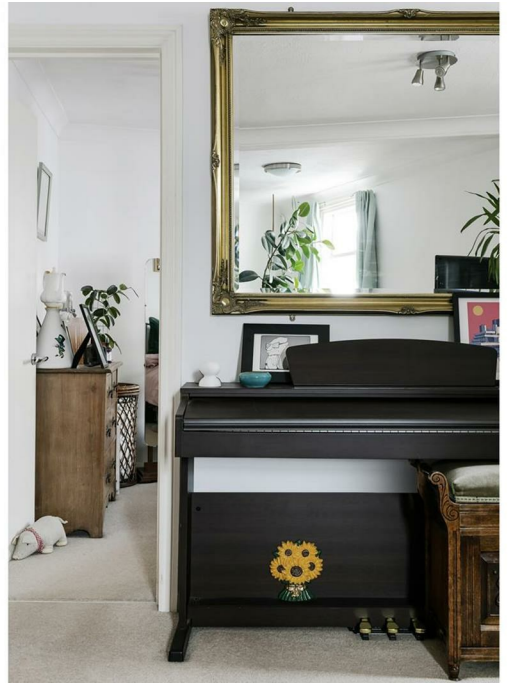
Annual service charge amount (£) - N/A

Council tax band - C

Listed Building - Grade II

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

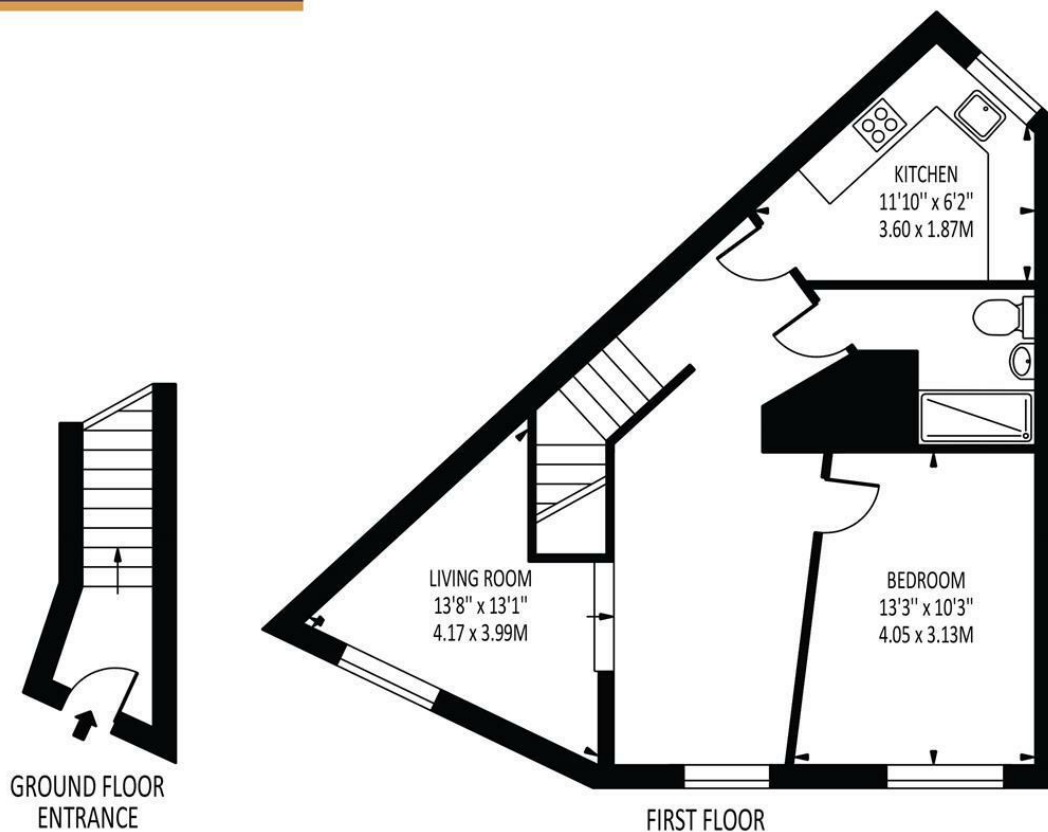




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High Street

Total Area: 606 SQ. FT • 56.30 SQ. M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG

01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS

020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS

01737 333 699

TADWORTH OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG

01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey KT19 8EW

01372 726 666

The
PERSONAL
Agent

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